

Seven Corners Big Questions

December 2014

-How big should the plan be? How large does the project have to be to generate a successful, walkable mixed use project that is a “place.”

-How much residential? What is the mix of residential, office and retail?

-Transition to adjacent neighborhoods?

-Transportation and roadway impacts?

-Student generation

A few facts about the Sears Site

- 12 acres valued at \$2 million per acre**
- Two 50,000 square foot office buildings valued at roughly \$10 million**
- Sears store, about 150,000 square feet valued at roughly \$15 million**
- Floor area ratio of current buildings: 0.5**
- Allowable under current C-3 and C-7 zoning: 0.8 to 1.0**
- Almost everything that isn't building is parking lot. Maybe 10% buffering greenery.**

What density and mix does it take?

-Chris Leinberger: FAR over 1.

**-American Institute of Architects in
“Livable Density”**

**-1500-3000 units of housing within
½ mile to support 30,000 square
feet of shops, cafes and restaurants.**

**-For us, this would include the
Sears site, Ravenwood, Ravenwood
Park, Sleepy Hollow Manor, the
Chateau and the Hollybrooke
apartments.**

What densities are required to create a high-quality public realm?

. Establishing a walkable suburban community—with high-quality sidewalks and streetscape, parks and squares, lighting, and similar amenities that will attract a diverse population—

can add up to \$2 million or more per acre to the cost of development.

Densities of 15 to 50 or more units per acre are often required to absorb these costs.

Examples near us

-Mason Row, Rt 7 at West St.

-301 W Broad St. (old FC post office site)

**-6406 Arlington Boulevard
(BB&T site)**

Mason Row

-320 apartments

-140 room hotel

-35,000 square feet of office

-59,000 square feet of retail

-Movie theatre

-989 parking spaces-4 story garage

-FAR of about 2.5; about 80 dwelling units per acre.



Broad and West



Sidewalk View on N. West Street Looking West

301 West Broad

-282 residences

**-65,000 of retail including Harris
Teeter**

-3 level underground parking

**-2.6 acres; FAR about 2.8; roughly 100
dwelling units per acre.**

301 WEST BROAD STREET, FALLS CHURCH

A PREMIER MIXED USE DEVELOPMENT
LEADING THE REVITALIZATION OF CITY CENTER

SPECIAL EXCEPTION PACKAGE

OCTOBER 2012

REVISED JANUARY 2013

Rushmark
Properties

dcs
DESIGN

DAVIS
CARTER
SCOTT

Bowman
CONSULTING

McGUIREWOODS

6406 Arlington Boulevard

-174 apartments

-14 Townhouses

-15,000 square feet of retail

-2.6 acres; FAR of 2.02; about 75 dwellings per acre

- 27% open space**

6406 ARLINGTON BOULEVARD

Fairfax County



SITE RENDERING



6406 ARLINGTON BOULEVARD

Fairfax County



SITE RENDERING



Student generation

Fairfax County estimates:

0.087 student per multifamily unit

0.379 students per single family unit

Example:

400 units multifamily = 35 students

40 Townhouse = 15 students

Older and newer housing units have different student generation rates

Housing Type	30+ years old	0-29 Years Old
Detached	0.29	0.20
Townhouse	0.18	0.09
Low-Rise Apt/Condo	0.27	0.03
Mid-Rise Apt/Condo	0.13	0.03
High-Rise Apt/Condo	0.20	0.06

Further steps

- Finish design concept**
- Consider transitions and access**
- Market and economic analysis**
- Other items?**